



Asking rent
starting \$24/psf
FGS for floors 2
& 5 only.

BONUS COMMISSION!

For a new lease over 1,000 SF with a
minimum 2-year term, **\$2psf**
additional bonus fee to procuring
broker in addition to a 6% full
commission. Offer through 3/31/26
subject to change.

CIVIC CENTER TOWER

675 N FIRST STREET SAN JOSE, CA. 95112.

New Plug & Play full floors available NOW !

- Extensively renovated full floors of Suite 300 & 400
- Great mixture of POs, multiple conf. rooms, kitchen.
- Open area, formal reception, break room, views.

Asking \$28/psf FSG

Almost 25,000 SF Leased in the last few months!

Anton Qiu
Anchor Pacific Capital, Inc.
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San Francisco, CA 94133
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DRE# 0995321

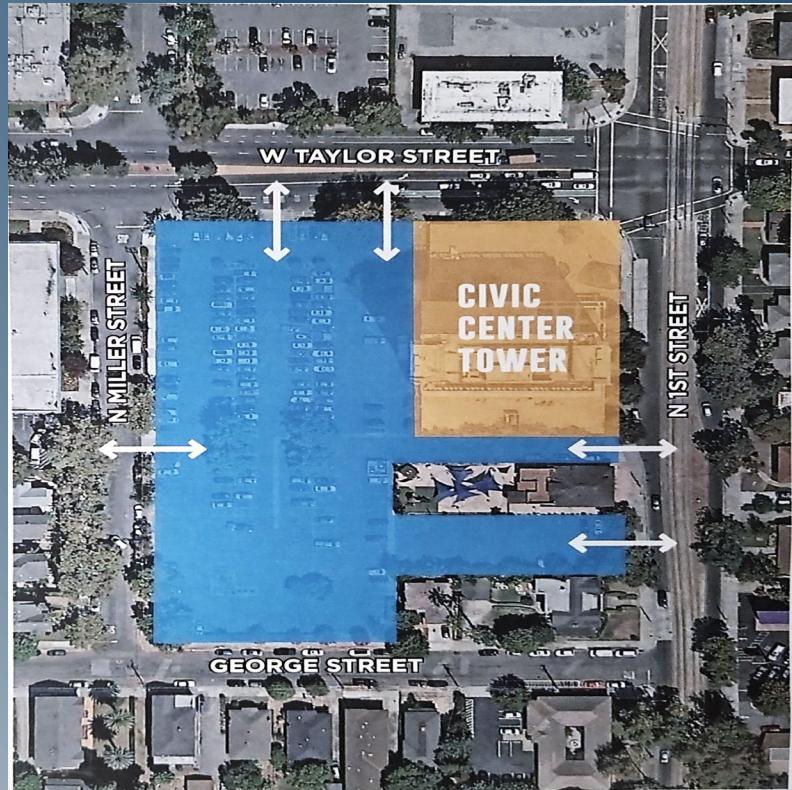


Building Amenities

- \pm 3.21 Acres, 300+ Gated Free Parking Stalls with 5 Access Points
- Parking Ratio 3.0/1000 s.f. leased
- Light Rail In Front
- Open Air Plaza
- New Building Entrance Video Intercom System.
- Easy Access to Freeway on/off Ramp
- State Building and VTA Nearby
- Onsite Management with Fast Response
- Register and Send Your Tenant Clients, We Will Tour and Protect the Procuring Brokers.
- \$1.6M destination elevator modernization recently completed
- \$1M Energy efficiency upgrades recently completed.

Procuring Brokers are Welcomed
We Pay Market Commission Fast!

\$2/psf, FSG (As-is with paint and carpet)



Available

Suite	Size
105	<u>±3738 RSF</u>
200	<u>± 3215 RSF</u>
550	<u>±3996 RSF</u>
715 A <small>Available April 20206</small>	<u>±926 RSF</u>
850	<u>±2698 RSF</u>
880	<u>±2822 RSF</u>
900	<u>±3478 RSF</u>
1000	<u>± 4901 RSF</u>
1100	<u>± 6052 RSF</u>
1200	<u>±4253 RSF</u>
PH 2	<u>±1552 RSF</u>

Some Recent Leases

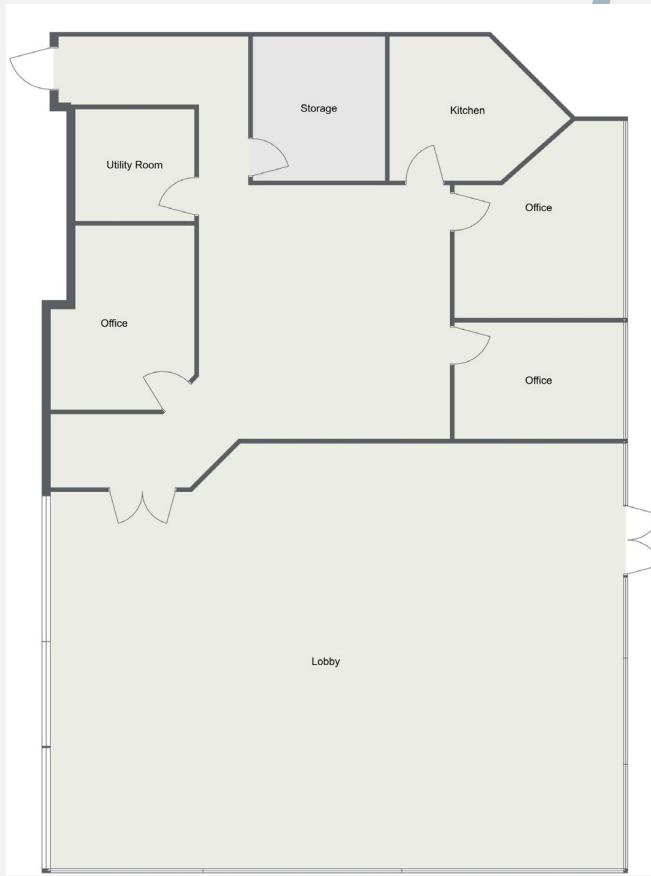
Suite	Size
695 N 1st	<u>± 4300 RSF</u>
150	<u>±2727 RSF</u>
645	<u>±1401 RSF</u>
500	<u>±3599 RSF</u>
800	<u>±2079 RSF</u>
1050	<u>±2674 RSF</u>
1250	<u>±1682 RSF</u>
PH3	<u>±1150 RSF</u>



Floor Plan

Suite 105 | ± 3738 rsf

- Large Windows
- 3 Private Offices
- Kitchen

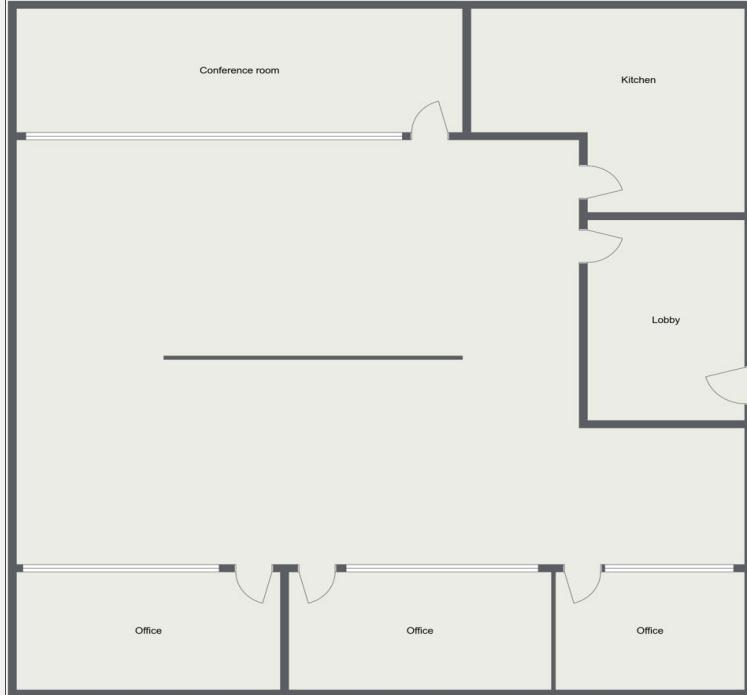


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Floor Plan

Suite 200 | ± 3215 rsf

- Lobby
- 3 Private Offices
- Kitchen
- Conference Room



Floor Plan

Suite 550 | ± 3996 rsf

- Two Conference Rooms
- 6 Private Offices
- Large reception

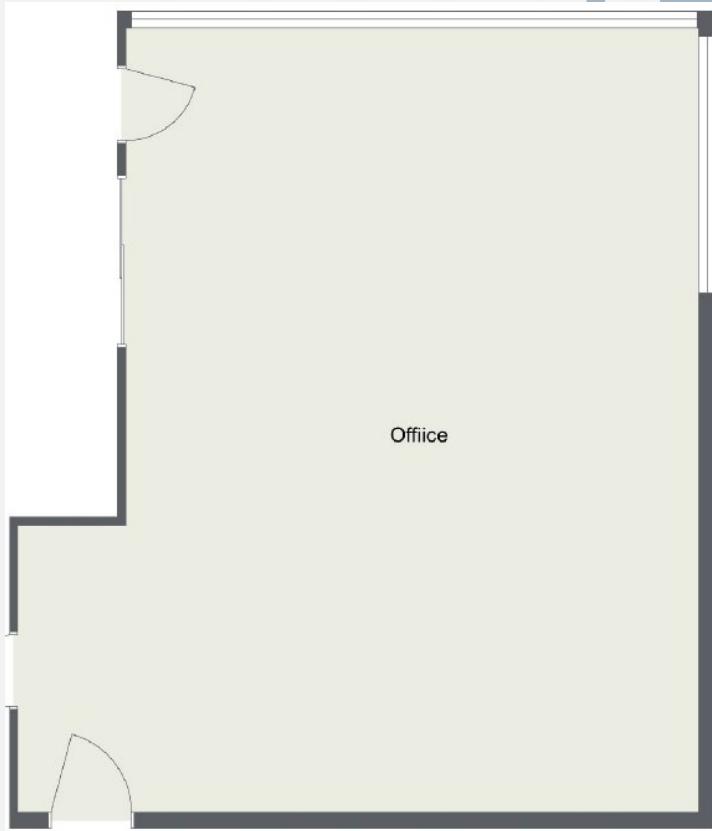


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Floor Plan

Suite 715 A | \pm 926 rsf

- Corner Office
- Open Concept
- Great Views!



Available
April 2026!

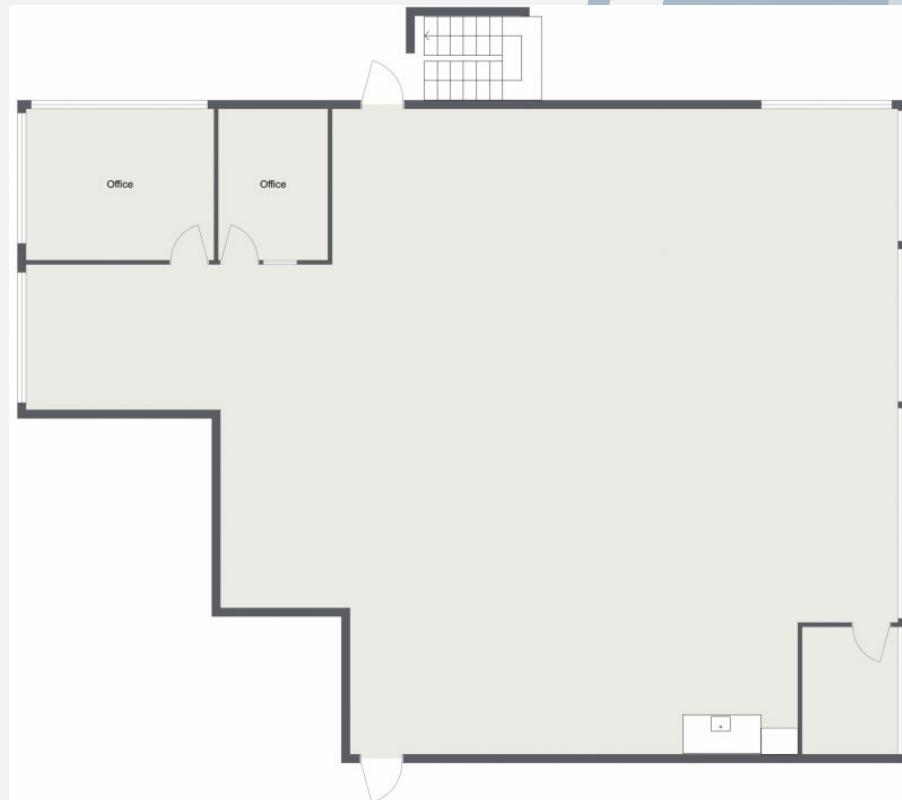


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Floor Plan

Suite 850 | ± 2694 rsf

- Cabinets with sink
- IT Room
- 2 Private Offices



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Floor Plan

Suite 880 | ± 2822 rsf

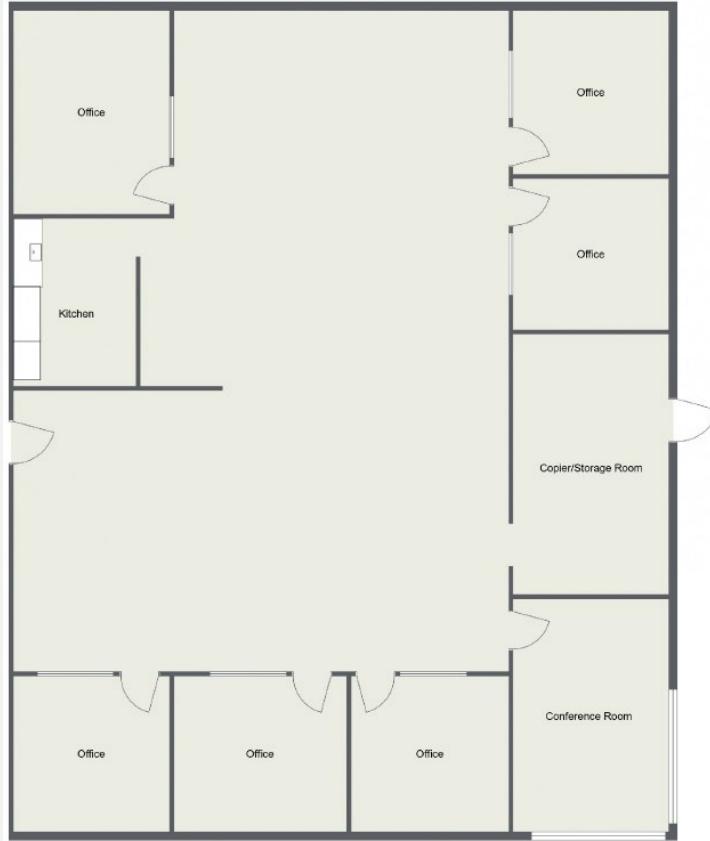
- Large Open Kitchen
- 3 Private Offices
- Lobby
- Open Office Area



Floor Plan

Suite 900 | \pm 3478 rsf

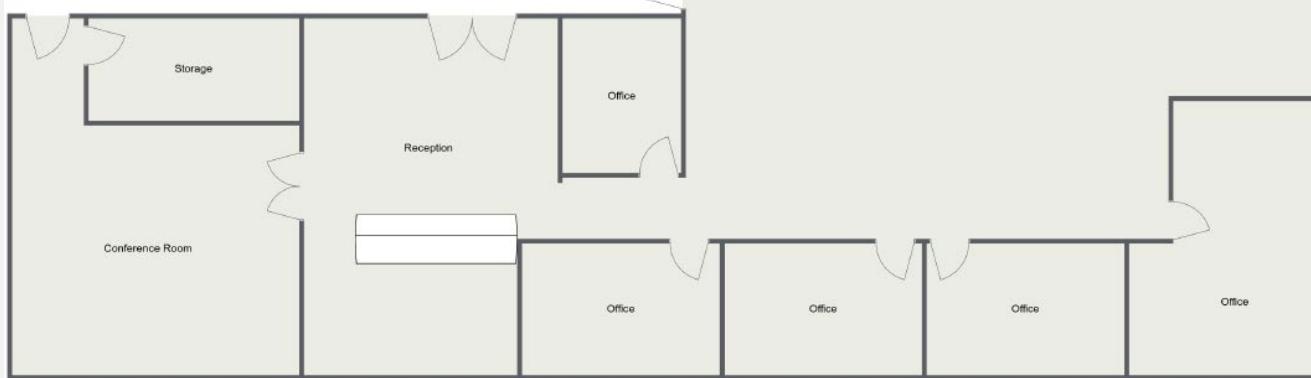
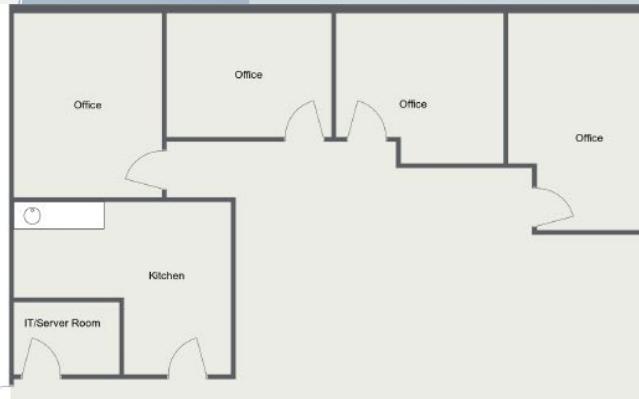
- Kitchen
- 6 Private Offices
- Conference Room
- Open Office Area



Floor Plan

Suite 1000 | \pm 4901 rsf

- Kitchen/Break Room
- 9 Private Offices
- Large Reception
- Large conference room
- IT Room

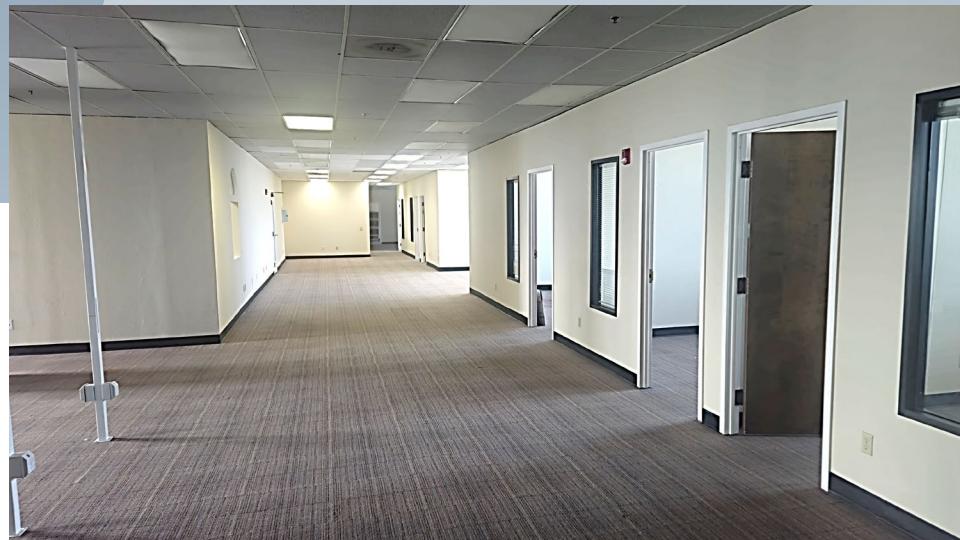


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Floor Plan

Suite 1100 | \pm 6052 rsf

- Large Conference Room.
- IT/Storage Room.
- 8 Private Offices.
- Kitchen/Break room area.

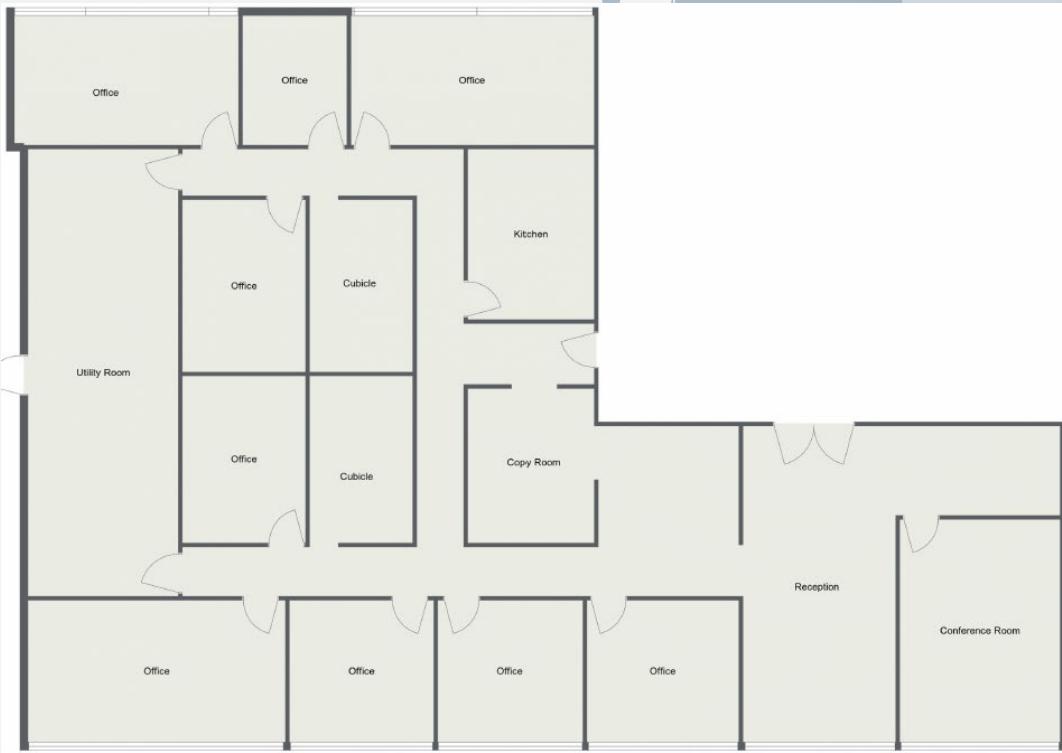


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Floor Plan

Suite 1200 | \pm 4253 rsf

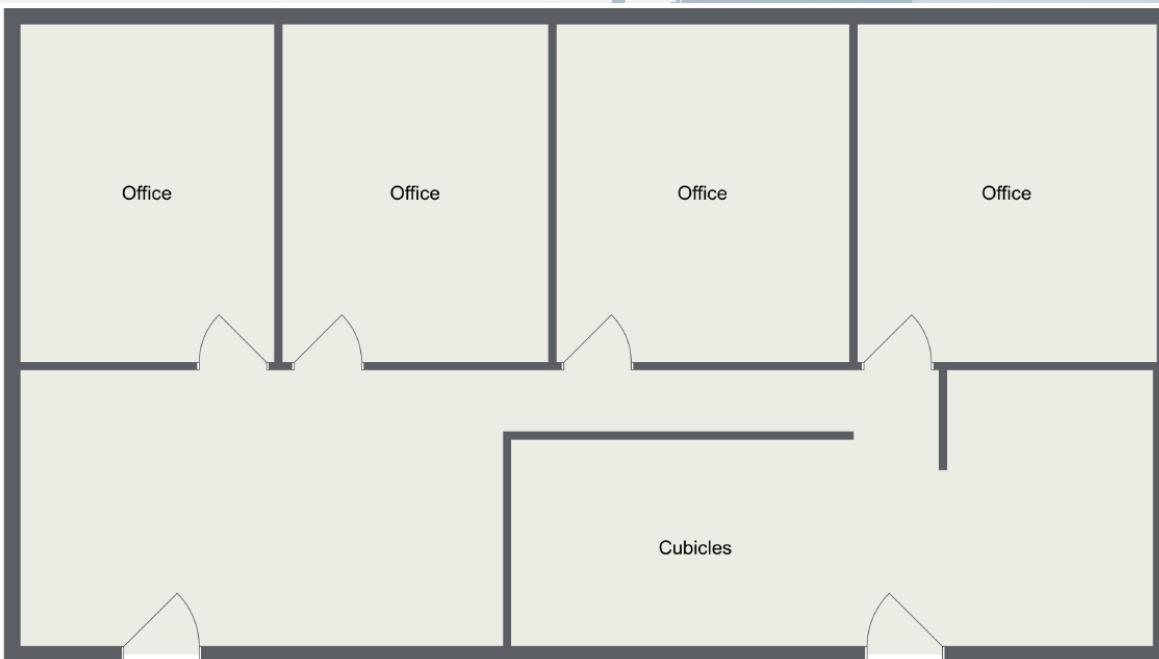
- Large Conference Room
- IT/Storage Room
- 9 Private Offices + cubicles
- Kitchen, Copy Room, and Large Reception



Floor Plan

Suite PH 2 | ± 1552 rsf

- Large Reception Area
- 4 Private Offices
- Great Views
- Tile Floors in lobby area.



Executive Suites

Floor Plan

Suite 110 | Executive Suites

Executive Suite Amenities

- Break/Lunchroom
- Large Communal Lobby



Floor Plan

Suite 110 A

Executive Suite Amenities

- Large suite.
- First floor access.

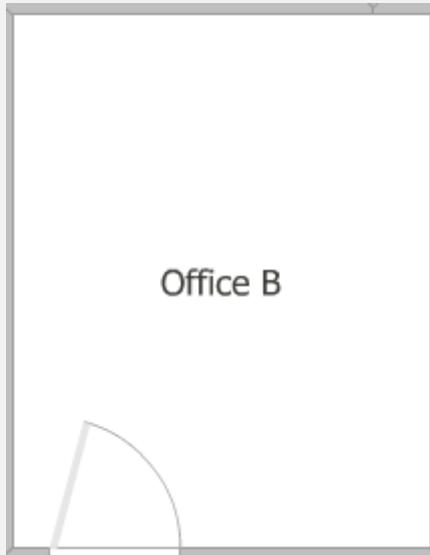


Floor Plan

Suite 110 B

Executive Suite Amenities

- First floor access.



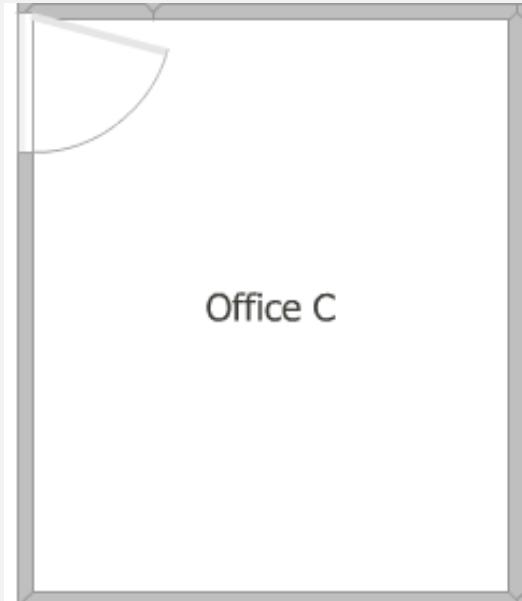
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Floor Plan

Suite 110 C

Executive Suite Amenities

- First floor access.



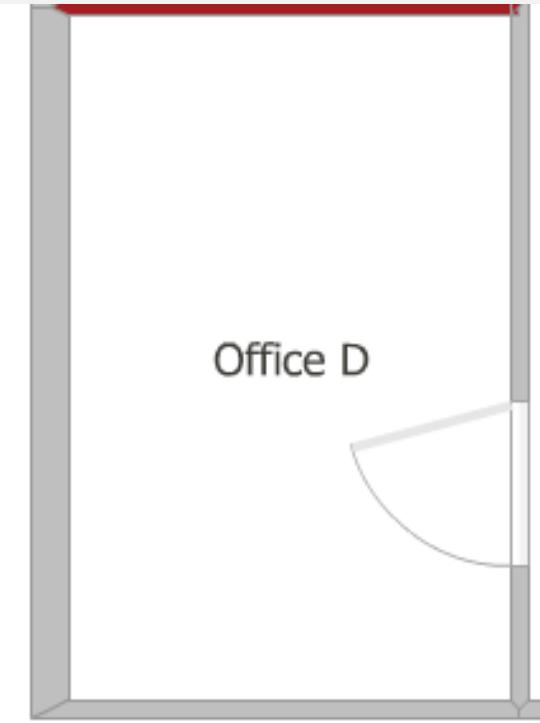
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Floor Plan

Suite 110 D

Executive Suite Amenities

- First floor access.

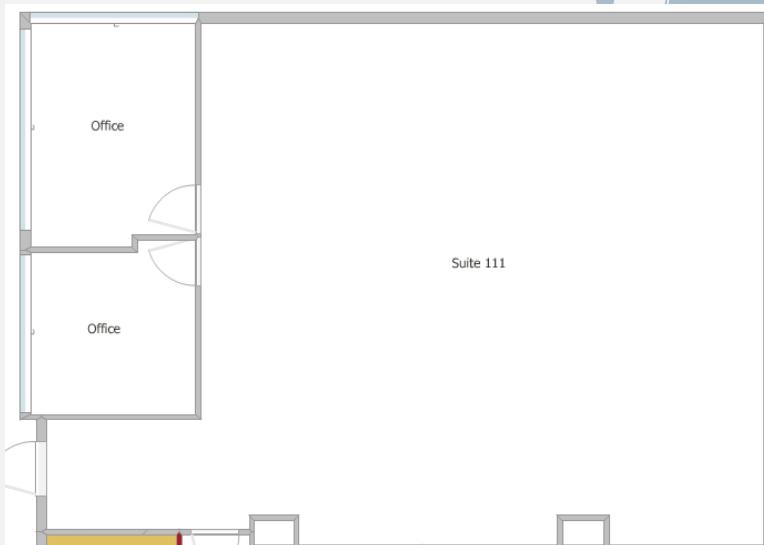


安新資本
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Floor Plan

Suite 111

- Large Windows.
- 2 Private Offices.
- Kitchen access.



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THANK YOU

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